

<b>Application Number</b>	16/1825/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	14th October 2016	<b>Officer</b>	Sav Patel
<b>Target Date</b>	12th December 2016		
<b>Ward</b>	Abbey		
<b>Site</b>	63 Ditton Walk Cambridge Cambridgeshire CB5 8QD		
<b>Proposal</b>	Erection of 4 No. self-contained units following demolition of the existing workshops with associated refuse, cycle, access and landscaping works.		
<b>Applicant</b>	Mr Ian Purkiss C/o Agent United Kingdom		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposed development would enhance the appearance of the site by replacing a redundant commercial building with a building that sympathetically assimilates into the residential context of the site;</li> <li>- The proposed building is of high quality in terms of its design which responds to the existing pattern of the development along Ditton Walk and is of a scale which is respectful of this setting;</li> <li>- The proposal would not have any adverse impact on the residential amenity of the adjoining neighbours and would provide future occupiers with a high quality living environment.</li> </ul>
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RECOMMENDATION	APPROVAL subject to conditions.

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a pitched roof single storey vacant warehouse building which is set back from the road. The building is more or less full width apart from a narrow gap along the western boundary which is contained between two sections of the building which are located on the western boundary. The building straddles most of the eastern boundary past the rear elevation of no.65 Ditton Walk which is a two storey end of terrace residential property. The red line boundary for the application site does not include a small section of site to the rear. This area of land contains an outbuilding and whilst in the applicant ownership is not part of the proposed development site.
- 1.2 To the west of the site is an existing car repair use with a large front forecourt area and beyond this use there are other commercial uses. To the east is a terrace of two storey dwellings with deep rear gardens, particularly no.65 and 67. To the north-east of the site is a recent development of a three storey residential apartment block and car parking area.
- 1.3 The residential form of the area is characterised by mainly two storey Victorian semi-detached and terrace houses, which are set back from the highway with small front threshold spaces. There are several recent infill houses and small scale residential developments along Ditton Walk and nearby to the site.
- 1.4 The application site is not located within any designated area of constraint and there are no listed buildings or similar building nearby. However, to the north of the site is Stourbridge Common which is a protected open space and within the Conservation Area.

## 2.0 THE PROPOSAL

- 2.1 Planning permission (ref: 15/2196/FUL) was granted for the redevelopment of the site including demolition of the existing

warehouse and construction of a building containing three residential flats at Planning Committee in August 2016.

- 2.2 The planning application seeks planning permission for the construction of no.4 flats following demolition of the existing warehouse building, associated refuse, cycle and access provision and landscaping.
- 2.3 There would be very little change to the external appearance of the approved scheme. The proposal over and above the approved scheme consists of the following alterations:
- o The additional flat would be created by the subdivision of Flat 3 into two flats (1x1bed flat and 1 studio). Flat 3 was approved as a 2bed duplex flat with the bedroom in the loft space. The proposed studio flat would be located entirely with the roofspace.
  - o The introduction of a new window in the second floor of the side (south-west) gable.
- 2.4 No additional alterations are proposed from the approved scheme. Therefore, the only issue for consideration is whether the additional flat and window are acceptable.
- 2.5 I have attached a copy of the committee report for the previous scheme in Appendix 1.

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
15/2196/FUL	Erection of 3No. self-contained flats (1 x 2bed and 2 x 1bed) following demolition of the existing workshops with associated refuse, cycle, access and landscaping works at the land of 63 Ditton Walk	APPROVED
09/1101/FUL	Erection of part single and two storey commercial building to be used in connection with catering butchers (following demolition of existing building).	APPROVED

#### 4.0 PUBLICITY

4.1 Advertisement: No  
 Adjoining Owners: Yes  
 Site Notice Displayed: No

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 5/1 7/3 8/2 8/6

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Appendix A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning

	Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

6.1 The proposal is likely to impose additional parking demands upon on street parking. This is unlikely to result in any significant adverse impact on highway safety. However the potential impact on residential amenity should be considered. Otherwise the proposal would have no significant impact on the public highway subject to the following conditions/informatives:

- Surface water drainage;
- Redundant crossover closed;
- Offence to carry out work to highway without permission;
- No overhanging of highway;
- Public utility apparatus;

## **Environmental Health**

6.2 The proposed development is acceptable subject to the following conditions:

- Construction hours
- Collection during construction
- Construction/demolition noise/vibration and piling
- Dust condition
- Contaminated land (x6)
- Acoustic assessment compliance;
- Ventilation;
- Dust informative
- Asbestos informative
- Site investigation informative
- Remediation works informative
- Materials chemical testing informative

## **Head of Streets and Open Spaces (Sustainable Drainage Officer)**

6.3 The proposal is acceptable subject to a surface water drainage condition.

## **Landscaping**

6.4 Landscape proposals for this development must include a complete and thorough method statement associated with the decompaction of the area where the existing structure currently stands. It is expected that a significant amount of concrete foundations, hard core, rubble and compacted soils will be removed to reach undisturbed subsoil. The decompaction and refilling of this excavation should achieve a topsoil depth of 250mm for lawns and 400mm for shrub/tree planting, the remainder of the excavation should be filled with quality subsoils. All subsoils to conform to BS 8601:2013, topsoils to conform to BS 3882:2014 and the infilling to conform with the Construction Code of Practice for the Sustainable Use of Soils:2011.

6.5 Aside from this, the proposed development is acceptable subject to the following conditions:

- Hard and soft Landscaping;
- Boundary treatment;

6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations:

- 62 Ditton Walk
- 60 Ditton Walk
- 69a Ditton Walk

7.2 The representations can be summarised as follows:

- Too many units for a small site and do not meet minimum space requirements;
- No parking provided which would have an adverse impact on local residents by increasing pressure for on street parking;
- Scale, height, form, materials and detailing of proposed development is unacceptable;
- The development should be similar to no.65, 67 and 69;
- Inadequate size of proposed units that do not comply with the technical Housing Standards;
- Lack of private amenity space;
- Concerns with additional car parking associated with the proposed development which will lead to increase traffic generation;
- No evidence submitted to demonstrate car free development would be acceptable in this location;
- Proposal should include car parking or number of units reduced;
- Materials for the building need to be specifically chosen and match 65-69a;

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations

### **Principle of Development**

8.2 The principle of demolishing the existing warehouse building and construction of a 2 " storey residential building has already been established on this site in the previous planning application (Ref: 15/2196/FUL). Therefore, as there has been no material change in the appearance of the site or to planning policy, I do not consider it necessary to repeat my assessment of the principle of development here.

### **Context of site, design and external spaces**

8.3 The design, scale, layout and external amenity space has not changed from the previously approved scheme. I therefore do not consider it necessary to reassess the proposed development other than the two new issues; proposed new flat and new second floor side window.

8.4 The proposal to create a self-contained studio in the roofspace of the building via the subdivision of Flat 3 is considered to be acceptable. Other than the introduction of a window in the side gable the addition of a new flat would not be noticeable. There would be no increase in the size of the approved building or to its design in terms of roof profile.

8.5 The proposed studio flat would be the smallest of the four flats and accessed via the communal side entrance. The studio flat would be 26.11m<sup>2</sup> (281sqft). Whilst the emerging Local Plan has a policy on internal space standards, this cannot be given any material weight at this stage. There are national space

standards in the National Planning Policy Guidance: Technical housing standards (March 2015). However, this document has no “statutory meaning or use” and therefore cannot be used to assess this proposal. In this context, therefore, the addition of a studio flat is acceptable.

- 8.6 The proposed second floor window would help to break up the blank side gable of the building. The proposed window is acceptable.
- 8.7 In my opinion the proposed development is of high quality and responds sensitively to the site contexts and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.8 In terms of residential amenity of the adjacent occupiers, this was also assessed in the previous application in terms of impact on privacy, outlook overshadowing, and noise and disturbance. As the proposed building in terms of scale, design and layout is identical to the approved building, except for the second floor window, I do not consider it necessary to repeat my assessment on the impact on neighbouring occupiers.
- 8.9 The proposed new window would not cause any overlooking or loss of privacy to existing dwellings as the window would face south-west and towards the existing commercial uses.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.11 The future occupiers of the four flats would have access to a large area of communal space at the rear of the site which includes bin and cycle storage. The ground floor flat would have a private garden area which is fenced off from the rest of the communal garden in order to mitigate the impact on other

residents walking past the bedroom and living room windows. Each flat offers a high quality level of living accommodation for future occupiers without causing any inter-overlooking issues.

- 8.12 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 4/13

### **Refuse Arrangements**

- 8.13 The proposal includes a dedicated storage area for the waste receptacles which is located at the rear of the site and within the pull distance of the Waste Design Guide.

- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

- 8.15 The proposed development would not have any adverse impact on highway safety. The proposal would reduce the number of vehicle movements that would normally be associated with a commercial use.

- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

Car parking

- 8.17 The proposal does not include any off street car parking. The Local Plan encourages a modal shift towards alternative modes of transport in sustainable locations which are close to public transport links, shops and services. The site is located within walking distance of bus stops located on Newmarket Road. The site is also located within a 14 minute walk and 5 minute cycle ride of Cambridge Retail Park off Newmarket Road and the Tesco Extra store off Cheddar Lane. The site is also within close proximity to public open space such as Barnwell Park and Ditton and Stourbridge Common. Therefore the site is considered to be located within reasonable walking and cycling

distance of local amenities. Furthermore, given the proposed units four bed flats there is a high probability that future occupiers will not own their own car. I have therefore applied a car club informative.

### Cycling parking

8.18 The proposal includes parking for seven cycles in a storage area located at the rear of the site opposite the bin store. The side access provides sufficient width (1.5 metres) to push a cycle and bin along. The side access would contain a security gate half way down to increase security of the rear communal area.

8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### Third Party Representations

8.20 I have addressed the majority of the concerns raised by neighbours in the above section of the report. However, I set out below the issues I have not directly addressed:

<b>Representations</b>	<b>Response</b>
Too many units for a small site and do not meet minimum space requirements;	The Council does not have any internal space standards from which to assess proposals for residential development. However, the units are considered to be adequate in terms of their size.
No parking provided which would have an adverse impact on local residents by increasing pressure for on street parking;	Due to the size of the units and location to local shops and service including public transport links, this type of development would be suitable as a car free scheme.
Scale, height, form, materials and detailing of proposed development is unacceptable;	The scale of development is in keeping with the pattern of new development along Ditton Walk and in the area.
The development should be similar to no.65, 67 and 69;	Noted.

Inadequate size of proposed units that do not comply with the technical Housing Standards;	The Council does not have any internal space standards from which to assess proposals for residential development. However, the units are considered to be adequate in terms of their size.
Lack of private amenity space;	The rear ground floor flat has access to a private area. The other three flats would have access to a generous communal area to the rear.
Concerns with additional car parking associated with the proposed development which will lead to increase traffic generation;	The Highway Authority has not raised any objections to the proposed development in regards to highway safety.
No evidence submitted to demonstrate car free development would be acceptable in this location;	Planning permission has been granted on this site for a car free scheme. The addition of one new flat is unlikely to materially impact the area.
Proposal should include car parking or number of units reduced;	As above.
Materials for the building need to be specifically chosen and match 65-69a;	I have recommended a materials conditions.

## 9.0 CONCLUSION

- 9.1 The proposal is for the demolition of the existing single storey pitched roof structure and development of a two and half storey building to accommodate four self-contained flats with cycle and bin storage and outdoor space. Planning permission (15/2196/FUL) has already been granted by Planning Committee for a three flat scheme on this site last year.
- 9.3 The proposed development is of high quality design which responds to and draws inspiration from the site. The building appears as a modern detached property with features that are found locally such as a front bay window, sash windows, lintel and cill detailing and chimney. The eaves line would match the

existing terrace to the north but project above the ridge similar to modern houses at no.77 to 79 which are similar in appearance and scale to the proposed development.

- 9.4 The proposed development would not have a detrimental impact on the residential amenity of the adjoining neighbours; south and north. The proposal would not result in any loss of privacy as there are no clear windows in the side elevation at first floor or above that would directly face the garden of no.65 and there are no windows in the southern elevation facing the commercial units in order to mitigate the noise impact from the commercial uses. In terms of future occupiers, the windows in the rear elevation at first floor relate to an en-suite and bathroom with the main living and bedrooms located furthest away. The rear ground floor flat would have a double door and window serving a living room and bedroom but the applicant has proposed to provide an enclosed garden space to attenuate any noise from the commercial uses. I have recommended a boundary treatment and hard and soft landscaping conditions so that details of the enclosure and boundary details are submitted for consideration prior to occupation to ensure the impact from noise is sufficiently mitigated.
- 9.5 The proposed development is therefore considered to be acceptable and would represent a positive addition to the site and street scene without having an adverse impact on the residential amenity of the adjacent neighbours.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.  
(Cambridge Local Plan 2006 policy 4/13)

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.  
(Cambridge Local Plan 2006 policy 4/13)

11. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties  
(Cambridge Local Plan 2006 policy 4/13)

12. Prior to the commencement of the use hereby permitted, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

13. Prior to occupation of the hereby approved development, the noise insulation scheme and mitigation requirements as stated within the Cass Allen acoustic design assessment dated 26 May 2016 (ref: RP01-16260) shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of future occupiers Cambridge Local Plan 2006 policy4/13

14. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

15. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

16. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

17. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

19. Prior to first occupation of the hereby development, the existing vehicular access at the front of the site from Ditton Walk shall be reinstated to kerb and pavement in accordance with the approved details.

Reason: In the interests of highway safety and the efficient operation of the highway in accordance with Policy 8/10 of the Cambridge Local Plan 2006.

20. The window identified as having obscured glass on drawing number PL(21)01 rev P6 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

21. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel (wherever possible all such parking should be within the curtilage of the site and not on street),
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles (wherever possible all loading and unloading should be undertaken off the adopted public highway).
- v) movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

**INFORMATIVE:** This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

**INFORMATIVE:** Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

**INFORMATIVE:** Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

[http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring\\_construction\\_sites\\_2012.pdf](http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

[https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)

**INFORMATIVE:** Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

**INFORMATIVE:** The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

**INFORMATIVE:** Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

**INFORMATIVE:** Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m<sup>3</sup> or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

**INFORMATIVE:** The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.